

81-91-4 51 PETITION FOR ZONING VALLANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George Hughes legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B04.3.C.6 (V.B.5.b) minimum building setback of 10' to tract boundaries instead of the required 30' and from Section 1B02.2.C to permit 20' building setback from D.R. 10.5 line instead of the required 75'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The existing configuration of the property does not lend itself to conforming to the current Baltimore County Zoning Regulations

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser _____ Legal Owner _____
Address _____ Address _____
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 9th _____ day

of _____ September _____ 1980 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 6th _____ day of _____ November _____ 1980 at _____ 10:15 _____ clock

At _____ M. _____
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 29, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. George W. Hughes
1006 Essex Avenue
Baltimore, Maryland 21221

RE: Item No. 51
Petitioner - George W. Hughes
Variance Petition

Dear Mr. Hughes:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a four car garage with living quarters on the second floor, this variance hearing is required. The fact that living quarters are proposed requires that we treat this new structure as a dwelling. In accordance with a letter from Mr. James Dyer, Zoning Supervisor, to you on June 27, 1980, this can be done provided setback variances for the proposed structure from property lines and the D.R. 10.5/D.R. 16 zone lines are granted.

It is my understanding that the proposed garage will be used for the storage of private vehicles only. As I am sure you are aware, no commercial activities, i.e. repairing cars, may be conducted in this structure.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NEC:bac

Enclosures

cc: Spellman, Larson & Associates, Inc.
105 W. Chesapeake Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 7, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #51 (1980-1981)
Property Owner: George Hughes
N/ES Essex Avenue 156' S/E of Leeanne Road
Acres: 0.92 Acres District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

If subdivided, this property would be subject to Baltimore County Subdivision Regulations.

Highways:

Essex Avenue, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any reversible easements for slopes as necessary, will be required in connection with any grading or building permit application.

The 20-foot residential alley contiguous to the westerly outline of this property is a part of Leeanne Road Subdivision, Sections One, Two and Three, recorded G.L.B. 17, Folio 54, G.L.B. 18, Folio 101 and G.L.B. 19, Folio 15, respectively.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #51 (1980-1981)
Property Owner: George Hughes
Page 2
October 7, 1980

Water and Sanitary Sewers:

There is a public 8-inch water main and 8-inch public sanitary sewerage in Essex Avenue. Additional service connections may be required for the indicated proposed apartment use.

Very truly yours,

William N. Diver, P.E.
WILLIAM N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: R. Morton
J. Trenner
J. Wimbley
J. Somers

I-SW Key Sheet
8 NE 30 Pos. Sheet
NE 2 H Topo
90 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

October 23, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #51, Zoning Advisory Committee Meeting, September 9, 1980, are as follows:

Property Owner: George Hughes
Location: N/E/ side Essex Avenue 156' SE of Leeanne Road
Acres: 0.92 acres
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. BEMKE
CHIEF

September 20, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: George Hughes

Location: N/ES/ side Essex Avenue 156' S/E of Leeanne Road

Item No.: 51 Zoning Agenda: Meeting of September 9, 1980

Gentlemen:

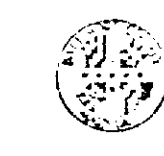
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. McLaughlin*
PLANNING GROUP
SPECIAL INSPECTION DIVISION

Noted and Approved: *George M. McLaughlin*
FIRE PREVENTION BUREAU

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
294-3510

TED ZALESKI JR.
DIRECTOR

September 16, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #51 Zoning Advisory Committee Meeting, September 9, 1980 are as follows:

Property Owner: George Hughes
Location: NES Essex Avenue 156' S/E of Leeanne Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit minimum building setback of 10' to tract setback from D.R. 16/D.R. 10.5 line instead of the required 75'.
Acres: 0.92
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building/ _____ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 210.
- X I. Comments: Section 413.1.1, 414.2.1, 414.2.3. This garage cannot be used to service vehicles - See Section 416.1. If the use is other than accessory to one and two family structure on the same property it would have to be considered under commercial permits. See definition of garage, private or not. These comments reflect only on the information provided by the owner on page 37 submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room 2122 Code. (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CES:rrj

ORDER RECEIVED FOR FILING

DATE January 19, 1980

BY State of Maryland

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of November, 1980, that the herein Petition for Variances to permit minimum building setbacks of 10 feet to the tract boundary lines in lieu of the required 30 feet and a building setback of 20 feet from the D.R. 10.5 zone land in lieu of the required 75 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197 __, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 5, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 9, 1980

RE: Item No: 48, 49, 50, 51
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

October 7, 1980

Mr. George Hughes
1006 Essex Avenue
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variances - NE/S Essex Ave., 156' SE of Leeanne Road - Case No. 81-91-A

TIME: 10:15 A.M.

DATE: Thursday, November 6, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Spellman, Larson & Assoc., Inc.
The Jefferson Bldg., Suite 110
Towson, Maryland 21204

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW corner of Eastern Blvd. and :
Stemmers Run Rd., 15th District : OF BALTIMORE COUNTY
GEORGE HUGHES, Petitioner : Case No. 81-91-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of October, 1980, a copy of the foregoing Order was mailed to Mr. George Hughes, 1006 Essex Avenue, Baltimore, Maryland 21221, Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: October 23, 1980
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 81-91-A Item 51

Petition for Variance
Northeast side of Essex Avenue, 156 feet Southeast of Leeanne Road
Petitioner- George Hughes

Fifteenth District

HEARING: Thursday, November 6, 1980 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494 3550

STEPHEN E. COLLINS
DIRECTOR

November 13, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 51 - ZAC - September 9, 1980
Property Owner: George Hughes
Location: N/E/S Essex Avenue 156' S/E of Leeanne Road
Existing Zoning: D. R. 16
Proposed Zoning: Variance to permit minimum building setback of 10' to tract boundary instead of the required 30' and to permit 20' building setback from D.R. 16/ D.R. 10.5 line instead of the required 75'.

Acres: 0.92
District: 15th

Dear Mr. Hammond:

No traffic problems are anticipated by the requested variance

to the setbacks.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/lza



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 27, 1980

Mr. George Hughes
1006 Essex Avenue
Baltimore, Maryland 21221

RE: Petition for Variances
NE/S Essex Ave., 156' SE of
Leeanne Road
Case No. 81-91-A

Dear Mr. Hughes:

This is to advise you that \$66.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

cc: Spellman, Larson & Assoc., Inc.
The Jefferson Bldg., Suite 110
Towson, Maryland 21204



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

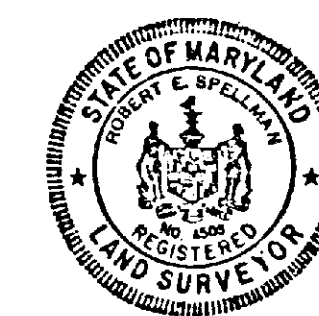
ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.
JOHN M. COSARAGUIS, P.L.S.

DESCRIPTION FOR A VARIANCE TO ZONING, NUMBER 1006 ESSEX AVENUE, 15TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same on the Northeast side of Essex Avenue, 30 feet wide, at the distance of 156 feet more or less measured Southeasterly along the Northeast side of Essex Avenue from the center line Leeanne Rd. said point being on the Southeast side of a 20 foot alley there situate and running thence and binding on the Northeast side on Essex Avenue South 64 Degrees 33 Minutes 00 Seconds east 75.00 feet thence leaving the Northeast side of Essex Avenue and running North 25 Degrees 27 Minutes 00 Seconds East 535.00 feet and North 64 Degrees 33 Minutes 00 Seconds West 75.00 feet to the Southeast side of the 20 foot alley herein referred to and running thence and binding thereon South 25 Degrees 27 Minutes 00 Seconds West 535.00 feet to the place of beginning.

Containing 0.92 acres of land, more or less.

8/28/80



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR VARIANCE
15th District

ZONING: Petition for Variance
LOCATION: Northeast side of Essex Avenue, 156 feet Southeast of Leeanne Road
DATE & TIME: Thursday, November 6, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance, to permit minimum building setbacks of 10 feet to tract boundaries in lieu of the required 30 feet and to permit 20' foot building setback from D.R. 10.5 line in lieu of the required 75 feet

The Zoning Regulations to be excepted as follows:

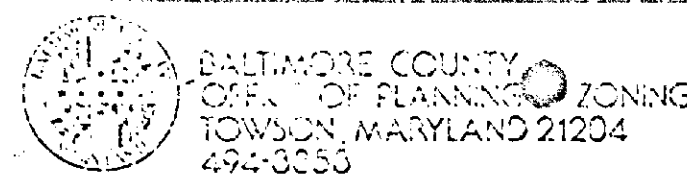
Section 1801.2.C.6 (V.B.5.b) - General Density, bulk, building-separation, open space, and other height and area standards and Regulations

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of George Hughes, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, November 6, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. George Hughes
1006 Essex Avenue
Baltimore, Maryland 21221

June 27, 1980

RE: Hughes Property - N/S of Essex Avenue, 125' E of Leeanne Road - 15th Election District

Dear Mr. Hughes:

You have requested information relative to zoning requirements pertaining to the development of the above referenced parcel of land. A plat supplied by you indicates that the property has a frontage of 75 feet on Essex Avenue with a rectangular depth of 531 feet.

Our records indicate that the property is currently zoned Density, Residential (D.R. 10), a zone which would permit a maximum density of 14 dwelling units on the property in question. You have informed me that the property is presently improved with an existing dwelling and garage and that you desire to construct one additional building, which would house a garage on the first floor and living quarters on the second floor.

Since the property is zoned D.R. 10, there is no residential transition area involved, and zoning requirements pertaining to your proposed development would be those that relate primarily to density, height, area, and setbacks. As previously stated, the area of the property can support far more than the one dwelling unit which you propose. However, setback requirements do pose a problem with regard to your relatively narrow 75 foot lot. The property line setback requirement along the west side, adjacent to the alley, is 35 feet if a window is proposed on that side of the building and 30 feet if there is no window. Setback buildings must also be situated not less than 75 feet from the adjoining D.R. 10.5 Zone boundary line which binds along the centerline of the alley. Building setbacks along the east side and north or rear property lines are as follows:

Thirty-five feet from a window to the property line or, if no window is involved, 30 feet from the building to the property line. A front and rear setback area must be maintained between the proposed structure and the existing structure. If both buildings have facing windows, the minimum required setback between buildings would be 40 feet. If only one building has a window that faces the other building or if there are no facing windows, the setback between buildings would be based upon the height of the building; i.e., if the higher building is 20 feet or less, 16 feet must be maintained between the buildings or, if the higher building is more than 20 feet but not more than 25 feet, 25 feet must be maintained between buildings or, if the higher building is more than 25

George Hughes
November 7, 1980

feet but not more than 30 feet, 30 feet must be maintained between buildings or, if the higher building is more than 30 feet but not more than 40 feet, 40 feet must be maintained between buildings, etc.

Any development of the property must indicate the method of ingress and egress to both the existing and the proposed buildings. It is my understanding that the Department of Current Planning and Development Division of this office has ascertained that any such access cannot be provided by way of the adjoining alley. One of the primary responsibilities of that division is to oversee the subdivision and development of properties in accordance with subdivision regulations. For this reason, I strongly advise you to contact Mr. Eugene A. Debur, Chief of the Division, or his assistant, Mr. Harry C. Grace, before you proceed any further with your plans.

Inasmuch as the above side yard setback requirements would appear to eliminate any future development of the property, you may wish to file for variances to said setback requirements. The granting of variances must be based upon a practical difficulty or hardship with regard to development of the property in question and does require a public hearing, including advertising and posting. This procedure requires approximately three months from the time your petition and plans are filed. In the event that you decide to file for the variances, I am enclosing petition forms and instructions for filing. If you have any questions concerning any of the above, please do not hesitate to contact me at your convenience.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

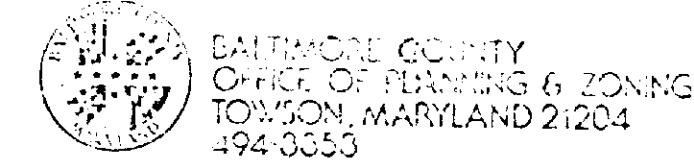
JMD/af

Enclosure

cc: Mr. Judy Sussman, Administrative Aide
cc: Mr. Eugene A. Debur, Chief
Current Planning and Development Division

Mr. William E. Hammond, Zoning Commissioner

Mrs. Joan M. H. Jung, Deputy Zoning Commissioner



WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 10, 1980

Mr. George W. Hughes
1006 Essex Avenue
Essex, Maryland 21221

RE: Petition for Variances
NE/S of Essex Ave., 156' SE of Leeanne Rd. -
15th Election District
George Hughes - Petitioner
NO. 81-91-A (Item No. 51)

Dear Mr. Hughes:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Joan M. H. Jung
JOAN M. H. JUNG
Deputy Zoning Commissioner

JMH/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

November 17, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #51, Zoning Advisory Committee Meeting of September 9, 1980, are as follows:

Property Owner: George Hughes
Location: M/S/S Essex Ave. 156' S/E of Leeanne Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit minimum building setback of 10' to tract boundary instead of the required 30' and to permit 20' building setback from D.R. 16/D.R. 10.5 line instead of the required 75'.
Acre: 0.92 Acres
District: 15th

Metropolitan water and sewer exist, therefore, no health hazards are anticipated.

Very truly yours,

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

Mr. George Hughes
1006 Essex Avenue
Baltimore, Maryland 21221

cc: Spellman, Larson & Associates, Inc.
105 West Chesapeake Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of September, 1980.

Petitioner: George Hughes

Petitioner's Attorney:

Reviewed by: Nicholas B. Commodari

Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9th day of August, 1980.
Filing Fee \$ 25.00 Received: ☒ Check ☐ Cash ☐ Other

Petitioner: George Hughes Submitted by: William E. Hammond
Petitioner's Attorney: Reviewed by: William E. Hammond, Zoning Commissioner

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD. October 16, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of one time before the 6th day of November, 1980, the first publication appearing on the 16th day of October 1980.

THE JEFFERSONIAN

Cost of Advertisement, \$ 78.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 11/2/80
Posted for: George Hughes
Petitioner: George Hughes
Location of property: N.E. 15 Essex Ave., 156' S.E.
Location of Signs: 111 W. Chesapeake Ave., 111 W. Chesapeake Ave.
Remarks: George Hughes
Posted by: George Hughes Date of return: 11/2/80
Number of Signs: 2

Petition
for Variance
15th District

Variance: Petition for
Location: Northeast side of Essex Avenue, 156 feet Southeast of Leeanne Road.
Date & Time: Thursday, November 6, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit minimum building setbacks of 10 feet to tract boundaries in lieu of the required 30 feet and to permit 20' building setback from D.R. 10.5 line in lieu of the required 75 feet.

The Zoning Regulations to be excepted as follows:

Section 1801.2.C.6 (V.B.5.b) - General Density, bulk, building-separation, open space, and other height and area standards and Regulations

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same on the Northeast side of Essex Avenue, 30 feet wide at the distance of 156 feet more or less measured Southeastly along the Northeast side of Essex Avenue from the center line Leeanne Road said

South side of a 20 foot wide alley and North side of a 20 foot wide alley

and running North 64° 23' 30" East 23 minutes 00 seconds and North 64° 23' 30" East 23 minutes 00 seconds

and running North 64° 23' 30" East 23 minutes 00 seconds and North 64° 23' 30" East 23 minutes 00 seconds

and running North 64° 23' 30" East 23 minutes 00 seconds and North 64° 23' 30" East 23 minutes 00 seconds

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and running North 64° 23' 30" East 23 minutes 00 seconds and North 64° 23' 30" East 23 minutes 00 seconds

and running North 64° 23' 30" East 23 minutes 00 seconds and North 64° 23' 30" East 23 minutes 00 seconds

The Essex Times

Essex, Md., Oct 16 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of 6 successive

weeks before the 16th day of

October, 1980

Signature of Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: October 8, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Spellman, Larson & Associates, Inc.

FOR: Filing Fee for Case No. 81-91-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

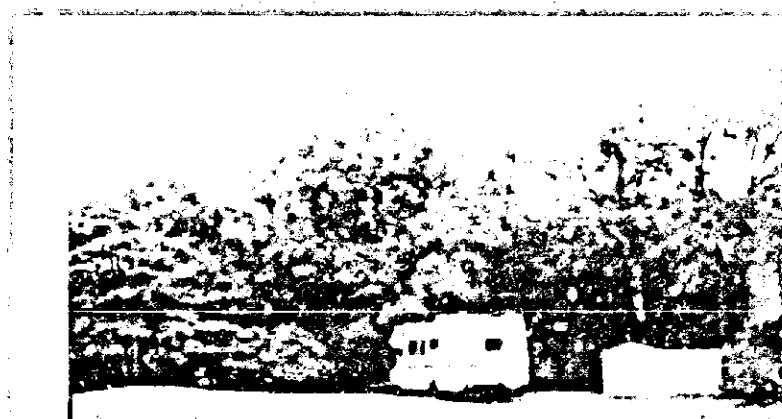
DATE: November 6, 1980 ACCOUNT: 01-662

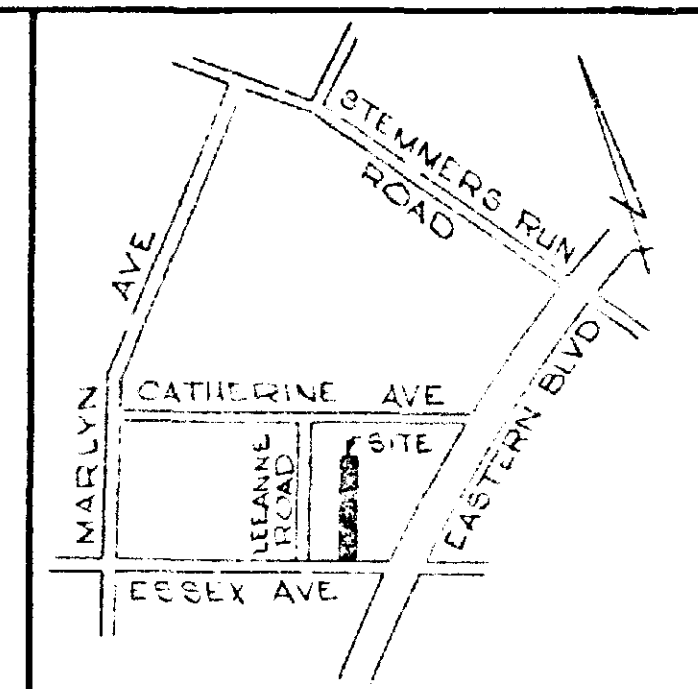
AMOUNT: \$65.00

RECEIVED FROM: Deborah H. Ridenour

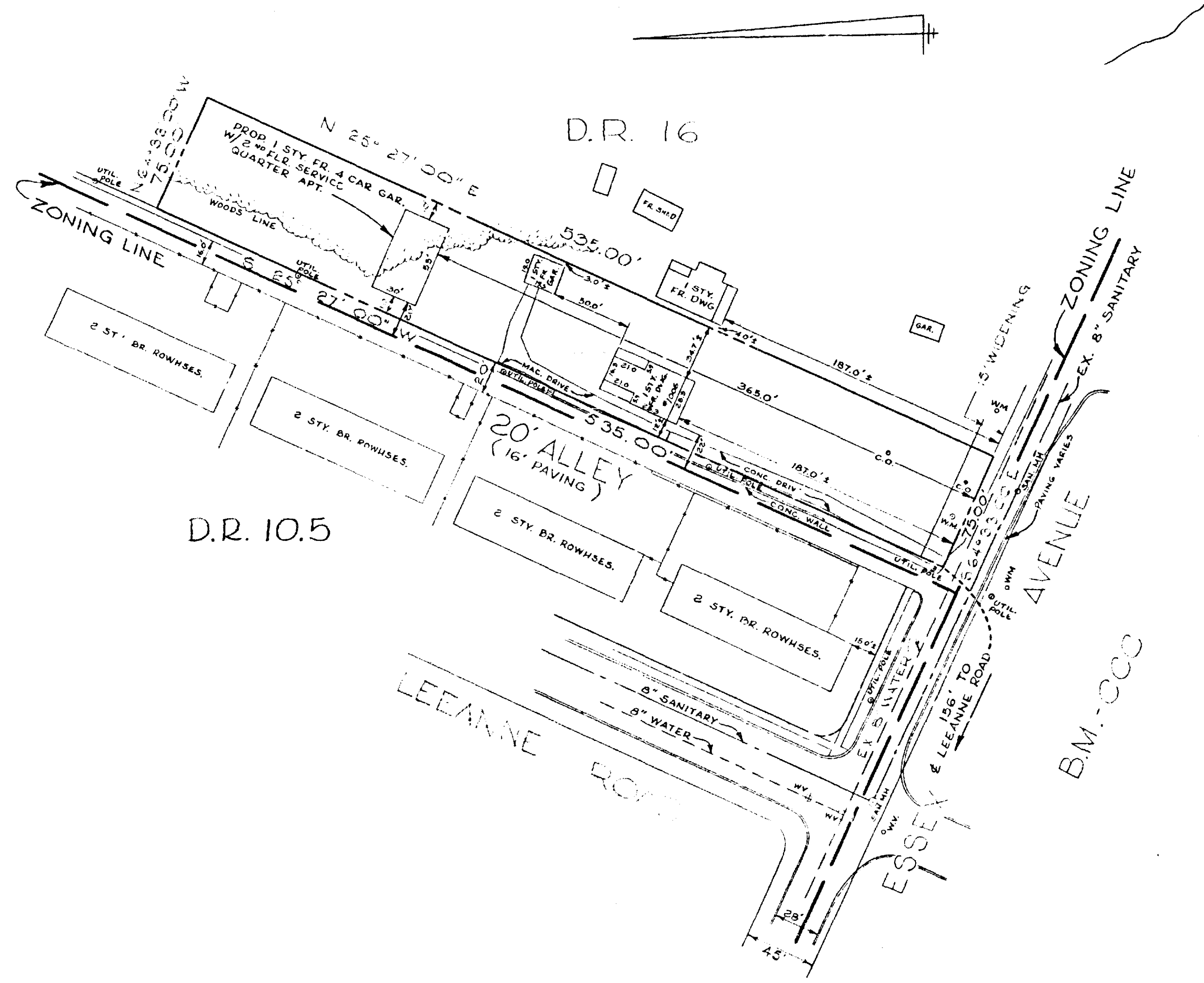
FOR: Adv. & Posting of Case No. 81-91-A

VALIDATION OR SIGNATURE OF CASHIER





VICINITY MAP SCALE 1"=1000'



GENERAL NOTES

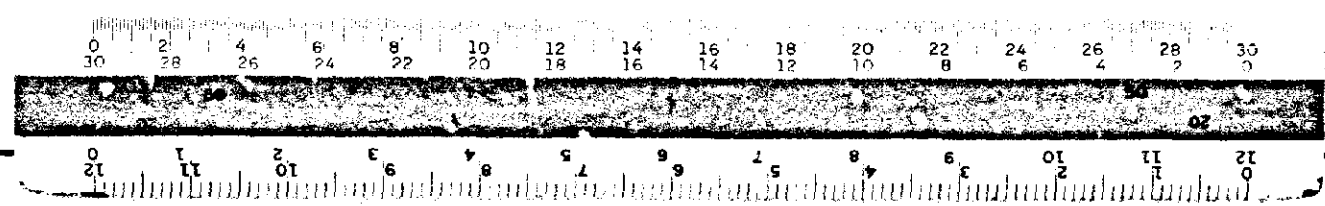
EXISTING ZONING - D.R. 16
 PROPOSED ZONING - D.R. 16 WITH VARIANCE TO SIDE YARD OF 10', AS SHOWN, INSTEAD OF THE REQUIRED 35' TO TRACT BOUNDARY, AND 20' FROM D.R. 16/D.R. 10.5 ZONING LINE INSTEAD OF THE REQUIRED 75'.
 GROSS ACREAGE - 1.07 AC. ±, NET ACREAGE - 0.92 AC. ±
 GROSS RESIDENTIAL DENSITY - 1.87 DWG. UNIT/AC.
 PARKING REQUIRED - 1 x 2 DWG. UNITS = 2 SPACES
 PARKING PROVIDED - EXIST. GARAGE = 2 SPACES
 PROP. GARAGE = 4 SPACES
 TOTAL PARKING PROVIDED = 6 SPACES

PLAT FOR VARIANCE TO ZONING
 1006 ESSEX AVENUE
 15TH ELECTION DIST. BALTIMORE COUNTY, MD.



OFFICE OF

SPELLMAN, LARSON & ASSOCIATES INC.	
Date: March 27, 1980	
SCALE 1"=50'	AUG. 27, 1980



DEM 457